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CITY OF TORONTO
PLANNING AND DEVELOPMENT DEPARTMENT

677/04142
(Community Renewal)
June 13, 1984

To: Neighbourhoods Committee

Subject: Christie/Ossington Redevelopment Plan

Origin: Commissioner of Planning and Development (c71nhc84034:52)

Comments:

On July 8, 1983, Council approved By-Law No. 509-83 designating the Christie/Ossington Area for Redevelopment purposes. Attached is the redevelopment plan for the area for your approval.

The recommendations below are organized according to their purpose. Recommendations 1, 2 and 3 are technical in nature and designed to give effect to the Plan. The remainder are programmatic recommendations outlining a variety of actions Council and Civic Departments might take to successfully implement the improvements outlined.

Recommendations:

1. That Council adopt the attached Redevelopment Plan pursuant to the provisions of the Planning Act.

2. That authority be granted for the introduction in Council of the necessary bill to give effect thereto.

3. That after the bill has been read a second time, the Commissioner of Planning and Development be authorized to seek the approval of the Minister of Municipal Affairs and Housing for the Plan.

4. That subsequent to adoption of the Plan, the Commissioners of Planning and Development and Parks and Recreation in consultation with the Christie/Ossington Improvement Committee prepare design and implementation schedules for suitable parks improvements based on the general scheme represented on Map 6.

5. That subsequent to adoption of the Plan, Council request that the Toronto Board of Education give priority consideration to allocating funds to a joint development of the McMurrich/Winona school site as a school/community park.

6. That subsequent to adoption of the Plan, the Commisisoner of Planning and Development be requested to consult with Metro

The Christie/Ossington Redevelopment Area

1. Boundaries and Description

1.1 Boundaries

The Christie/Ossington community was designated as a Redevelopment Area by By-Law No. 509-83 which was passed by Council on July 8, 1983. The By-Law defines the northern boundary of the area as the City Limits and the southern boundary as the CPR rail line north of Dupont. The western boundary is formed by Ossington and Alberta Avenues. To the east, the boundary follows Christie Street from St. Clair to Davenport, east along Davenport to the lane at the eastern end of Melita and Ashworth and from there, south along the lane to the CPR tracks (Map 2).

1.2 Physical Description and Land Use Patterns

Christie/Ossington is dominated by two major features. To the south, Canadian Pacific Railways main east-west line and associated industrial land uses constitute an enormous physical and visual "wall" more than a kilometre in east-west length and upwards of 100 metres in depth. To the north, the Escarpment rises sharply towards St. Clair. Davenport Road (a major link to both the downtown and the north-west end of the City) follows the base of the Escarpment through the middle of the area, reflecting the stable neighbourhood ambiance in its mix of housing, public open space and small stores.

Although Christie/Ossington is almost entirely residential, it can be seen as two distinctive neighbourhoods reflecting the presence of both the Escarpment and the rail line. From Dupont to Davenport significant redevelopment has taken place over the last decade. Sites adjacent to the tracks previously occupied by the Frankel Steel Company and Lambert Lodge (a home for the aged) have been slowly developed into a variety of housing projects including Cityhome units, several co-ops, freehold homes and medium density apartment complexes as well as a school. Bordering this community are older single family homes on traditional west end streets, (as much as 30% of these houses could use reparative work) some industry and the tracks. In the south-east corner is Castleview-Wychwood Towers, a home for the aged.

The area between Davenport and St. Clair consists of a stable moderate income residential community. Older detached and semi-detached homes are the norm with mature trees and reasonable setbacks creating an open neighbourhood feeling. Although many of these homes are large and comfortable, well over 25% of them require on-going maintenance and repair due to age. The area's junior and senior public schools are located here as is the largest park in Christie/Ossington.

The Hillcrest Business Improvement Area along St. Clair provides a good local shopping focus.

The Official Plan Part I designates most of the area as Low Density Residential. St. Clair is designated as an Area of Permissible Commercial use. Existing zoning conforms with these designations (Maps 3 and 4).

This Plan conforms with Official Plan policies.

1.3 Population

Christie/Ossington has been undergoing dramatic changes over the past five years. These changes will continue at a slower pace for the next while. Although the most obvious and severe transformation has been the redevelopment of the lands immediately north of the CPR line into the Frankel Lambert neighbourhood, the entire community is slowly adjusting to new realities.

Because the boundaries do not conform to Census Tract boundaries and because much of the change is too recent to have been recorded in the 1981 Census, Appendix I will provide information for a general context area. Map 6 and associated notes (Section 1.3.2) will provide some more detailed insights on post-census developments and specific differences resulting from the Redevelopment Area's boundaries as distinct from Census Tract boundaries.

1.3.1 Context Area

The context area comprises Tracts 114 and 115 of the 1981 Census. At that time, it had a population of 9,475, a decrease of only 1.35% over a five year period as opposed to an overall City loss of 5.38%. Its density in 1981 was 56% higher than that of the City as a whole. There is a fairly even split between rental units (48%) and owned units (52%). High rise apartment units form a much smaller percentage of the housing stock than in the City as a whole, but single detached homes are outnumbered more than 3 to 1 by other types of non-high rise units (semi-detached, rooms, flats, townhouses, etc.).

In 1981, 45% of the context area population listed English as their mother tongue while Italian and Portuguese were listed by 17.5% and 13% respectively. The tremendous diversity of the community is reflected in the fact that 18.25% of the area's residents listed one of 7 other identified languages while a further 6.25% appear simply as "other". Christie/Ossington ranks in the top quartile in a City wide ranking of language diversity. About 58% of the residents are between 20 and 60 years of age. Whereas about 17% of

Toronto Housing Co. Ltd. on the City's interest in securing space for public use, both indoors and outdoors, in the planned Hilltop Acres development and to report back on their response.

7. That the Commissioner of Planning and Development in consultation with the Commissioner of Public Works report on specific improvements to public highways and City streets, lanes, sidewalks, City-owned or other publicly-owned property which will improve sewers, lighting, surfaces or provide fences, signs and other amenities.

Stephen G. McLaughlin,
Commisisoner.

LK:dw

Toronto's population is 60 years of age or more, the comparable figure in Census Tracts 114 and 115 is about 11%. Slightly over 30% of the areas population is under 19. Of those over 15, almost 60% are married reflecting a strong family orientation.

Incomes in the area are moderate but south of Davenport has one of the higher percentages of single people with low incomes (less than $7,152 per year) throughout the City. This is probably symptomatic of an equally high rate of unemployment among people of family age (over 20).

1.3.2 Differences in Christie/Ossington Population

Map 7 shows the distinctions between the Christie/Ossington Redevelopment Area and the Census Tracks which formed the basis for information in Section 1.3.1. These variations, combined with post-1981 housing developments heighten certain population characteristics.

The Christie/Ossington area would likely show a net increase in population if the Census were taken in 1984 due to the completion of several new housing developments. Tract 115 where these projects are located already showed an increase of 16% between 1976 and 1981. Further, due to the nature of the projects (they were designed for seniors, women, and ethnic groups), the impact on specific age and mother tongue categories would be significant. The fact that they were built by the public and co-operative sectors would point to an increased trend to families, seniors and children and a similar impact on the number of low-income individuals and families.

The incidence of lone parent families for the context area in 1981 was slightly below the average for the City. However, this can be expected to increase, again due to the nature of the new housing projects. More importantly, even in 1981, the highest concentration of such families was south of Davenport (almost 40% of the area total). Based on an average of 2 children for each lone parent family, 230 children and their parents could reasonably have been expected to have specialized social and leisure needs in the southern part of the area prior to completion of the housing projects.

Finally, in arriving at specific boundaries for Christie/Ossington, the area to the west of Ossington Avenue and south of Davenport Road was excluded while the community to the east of Christie Street, south of Davenport Road was added. The presence of a large industrial site immediately to the east of the added area provided a more logical border for the area.

The inclusion of this area brings clearly into focus the extent of the elderly population. Castleview-Wychwood Towers in the south-east corner is a home for the aged with over 400 beds. This project adds 5% to the elderly population. Directly across from it, Christie Gardens is currently under construction. It is a large seniors project. Finally, Hilltop Acres at Davenport and Winona is the site of a proposed third seniors development. Within a short period of time, the proportion of elderly residents can be expected to climb over 20%. Clearly their needs must be taken very seriously and reflected in improvement efforts.

2. Citizen Participation

This plan and the objectives and improvement strategies it represents, has been developed over a three month period by an Improvement Committee that includes approximately 20 active local residents as well as elected representatives and municipal staff. Its presentation to Council was preceeded by public notification and discussion.

The Improvement Committee is now working out specific proposals within the general programme areas and these sub-groups are expected to continue through to completion of the programme.

3. The Improvement Programme

3.1 Objectives

The following sections will deal with the programme proposals and the considerations on which those proposals are based. A great deal of thought has gone into addressing four major concerns. They can be summarized as:

1. Given the real increase not only in the areas' overall population, but also in specific high need populations and given that these increases have occurred in developments that provide a minimal amount of private space how can public and semi-public gathering places be retained, created and improved to accommodate a range of leisure activities and programmes?

2. Similarily, given a traditional lack of services for those high-need populations, how can suitable resources be drawn to or developed in the community?

3. How can municipal properties and services be upgraded?

4. How can all of the foregoing be carried out in a manner that forges connections between the older established neighbourhood and the Frankel-Lambert community?

3.2 Parks and Open Spaces

In examining the need for improvements to the parks system, the Committee focussed on two issues:

1. Is there sufficient, diverse, accessible and well distributed open space?

2. What condition is it in and how well furnished and equipped is it?

Two afternoons of site visits provided an opportunity for Committee members to familiarize themselves with their own neighbourhood parks and subsequently to review the design of parks in other neighbourhoods.

Although the most recent inventory of parks describes Christie-Ossington as having an adequate level of open space for the most part (it is about 1-2 hectares short), this study was undertaken before the Frankel-Lambert site was completed. Further, much of the open space at Hillcrest Park is on a steep slope and therefore has limited usefulness.

The yard at the McMurrich/Winona School site is quite large but offers almost no recreational opportunities. Most of the yard is paved with an old, asphalt surface and there is no equipment to speak of.

Hillcrest Park offers playground facilities, a wading pool, tennis, basketball and baseball in a mature setting. Some of the equipment might be upgraded and the southern side of the park needs improvements to increase its visibility and accessibility from Davenport.

Within the Frankel-Lambert site, there is a reasonable network of small parkspaces. They are underdeveloped and the community would benefit from improved landscaping and a more conscious effort to provide specific recreational opportunities. The schoolyard at St. Bruno's offers an opportunity for active play and should be considered part of the overall leisure-space scheme.

Finally, there are a number of open spaces throughout the neighbourhood that add to the general ambiance and provide comfortable sites for relaxed random interaction. Although it is not proposed that these sites become formal parkettes, their usefulness to the community will be examined and ways of ensuring that they are retained and enhanced wherever possible will be explored.

Map 6 shows a parks and open spaces concept for the area. It is proposed as a basis for discussion and planning of

improvements in the area. The Commissioner of Parks and the Christie-Ossington Improvement Committee will propose specific improvements that are suited for implementation under the Ontario Neighbourhood Improvement Programme.

3.3 Municipal Services and Utilities

The Christie/Ossington Area is felt, by the Improvement Committee, to be fairly well provided with basic services. Although based on a fairly general discussion this impression is reflected in the failure of the group to identify any locations that are clearly in need of reparative work. The discussion recognized the degree of well planned maintenance programming offered by the Department of Public Works.

A sub-committee has been struck to review and assess the role and conditions of a number of identified boulevards, streets and other public spaces. These sites will be examined over a period of time and proposals will be developed respecting condition of surfaces, fencing, lighting, signage, garbage receptacles, etc. Each site proposal will address the need for improvements in relation to concerns such as the nature of use or non-use of the site, safety, appearance and its relationship to other neighbourhood features.

In addition, the siting of crosswalks and pedestrian activated lights as well as the condition of lanes will be reviewed. The programme of improvements is to be developed with the advice of the Commissioners of Public Works and Planning and Development.

3.4. Social and Recreational Programmes and Facilities

In a community that is undergoing the dramatic shifts in social structure evident in Christie/Ossington no improvement plan would be adequate unless it incorporated mechanisms for softening the impact of those shifts. If the area has been viewed as having opportunity to develop housing for higher-need populations (i.e., seniors, lone parent families, immigrants, low-income people, etc.), there is an attendant responsibility to ensure that appropriate social and leisure facilities and programmes are available.

The Improvement Committee has attempted to incorporate these concerns into their overall planning strategy. Several hours were spent in a presentation on agencies and programmes serving the area. A tour was held of the various recreation facilities in the adjacent neighbourhoods. Discussions were held on demographic trends.

Although the discussions were not conclusive, it was apparent that:

- Many of the services and facilities serving the community are some distance away.

- Information on those services and facilities is not widely available.

- Information on the area's population is not up to date.

- The area is in the centre of 3 major recreation facilities. However, none of their catchment areas traditionally extend into Christie/Ossington. Rather than providing new facilities, the group feels that efforts to increase awareness and use of those centres is appropriate. The presence of a Parks Department staff person on the Committee has been helpful in this regard.

- There is very little localized, community scale programme or service delivery. This is particularly problematic for the many residents for whom travel is difficult.

The solutions appear to lie on two related efforts. The first is to work with service providers on the development of an assessment of service needs and availability and on ways of ensuring their provision. The second is to take advantage of opportunities to secure small, local indoor spaces for suitable community programmes. During the life of this plan a neighbourhood library will be built, with community space, and two housing developments are slated, both offering access to space. Schools and churches should also be looked at as potential community programme spaces. There does not seem to be any need for major facility construction.

Recommendations:

1. That $448,000 be allocated for:

   a) the creation of or improvements to social and recreational facilities whether by direct expenditures on City owned property or by the making of grants to appropriate public or private non-profit bodies, subject to the execution of the necessary agreements.

   b) the securing and/or improvement of suitable open spaces in accordance with Map 6 for the general enhancement of the Christie/Ossington Improvement Area.

2. That $112,000 be allocated for expenditures, including grants, for improvements on public highways, City streets, lanes sidewalks, City owned or other publicly owned property which will improve sewers, lighting, surfaces or provide fences, signs and other amenities.

3. That $40,000 be allocated for administrative purposes.

APPENDIX '1'

Demographic Information (Context Area)

1981 Census
(Tracts 114 and 115)

Total Population	0-9	10-19	55+
9,475	1,295 (13.7%)	1,590 (17%)	1,500 (16%)

Population by Mother Tongue

English	Italian	Portuguese	Greek
4,290 (45.25%)	1,655 (17.47%)	1,240 (13.09%)	640 (6.75%)

Chinese	Spanish	Other
290 (3.06%)	270 (2.85%)	595 (6.28%)

Housing Information

Owner/Occupants	1,600 (52.29%)
Rented Units	1,460 (47.71%)
Single Detached	725 (23.73%)
Highrise	450 (14.73%)
Other	

APPENDIX '2'

Lot Area Summaries for the
Christie/Ossington ONIP Area (Approximate)

	Area Sq. M.	Hectares
Industrial	3,500	.35
Open Space	55,045	5.50
Institutional	29,000	2.90
Retail	84,000	8.40
Residential (including roads)	725,755	72.58
TOTAL	897,300	89.73

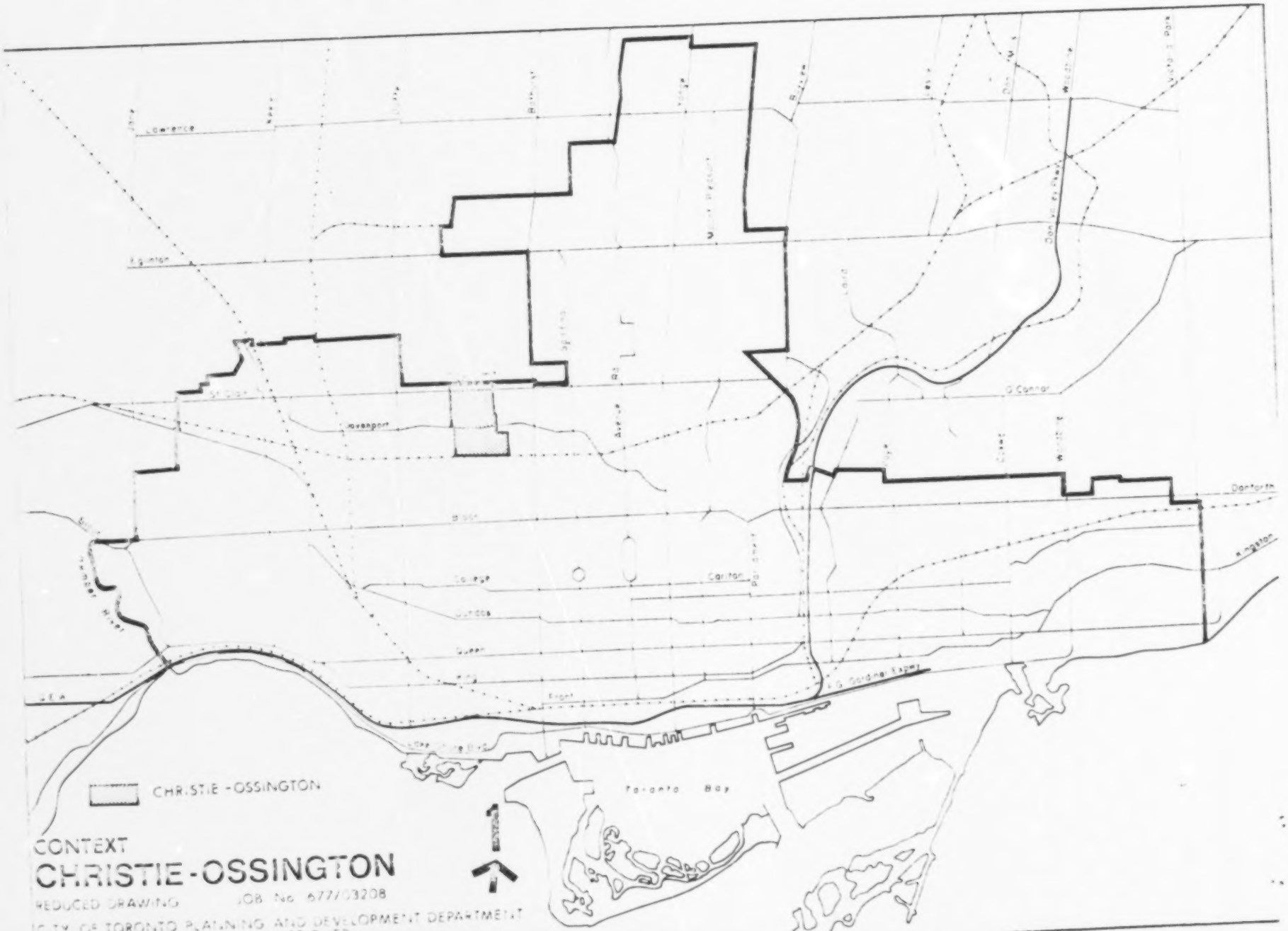
APPENDIX '3'

Budget Summary
Christie/Ossington ONIP

Project	Municipal Contribution	Provincial Contribution	Total
Social and Recreational Facilities	$224,000	$224,000	$448,000
Improvements to Municipal Services	$ 56,000	$ 56,000	$112,000
Administration	$ 20,000	$ 20,000	$ 40,000
TOTAL	$300,000	$300,000	$600,000

Estimated Project Allocations

A.	Social & Recreation Parks Improvement & Development	$300,000
	Streetscape Improvements	25,000
B.	Municipal Services	
	Curbs	16,000
	Lane Lighting	20,000
	Streetscape	10,000
	Lane Improvements	66,000
C.	Total Project Estimates	437,000
D.	Administration/Citizen Participation	40,000
E.	Contingency	123,000
F.	TOTAL	600,000



CONTEXT

CHRISTIE-OSSINGTON

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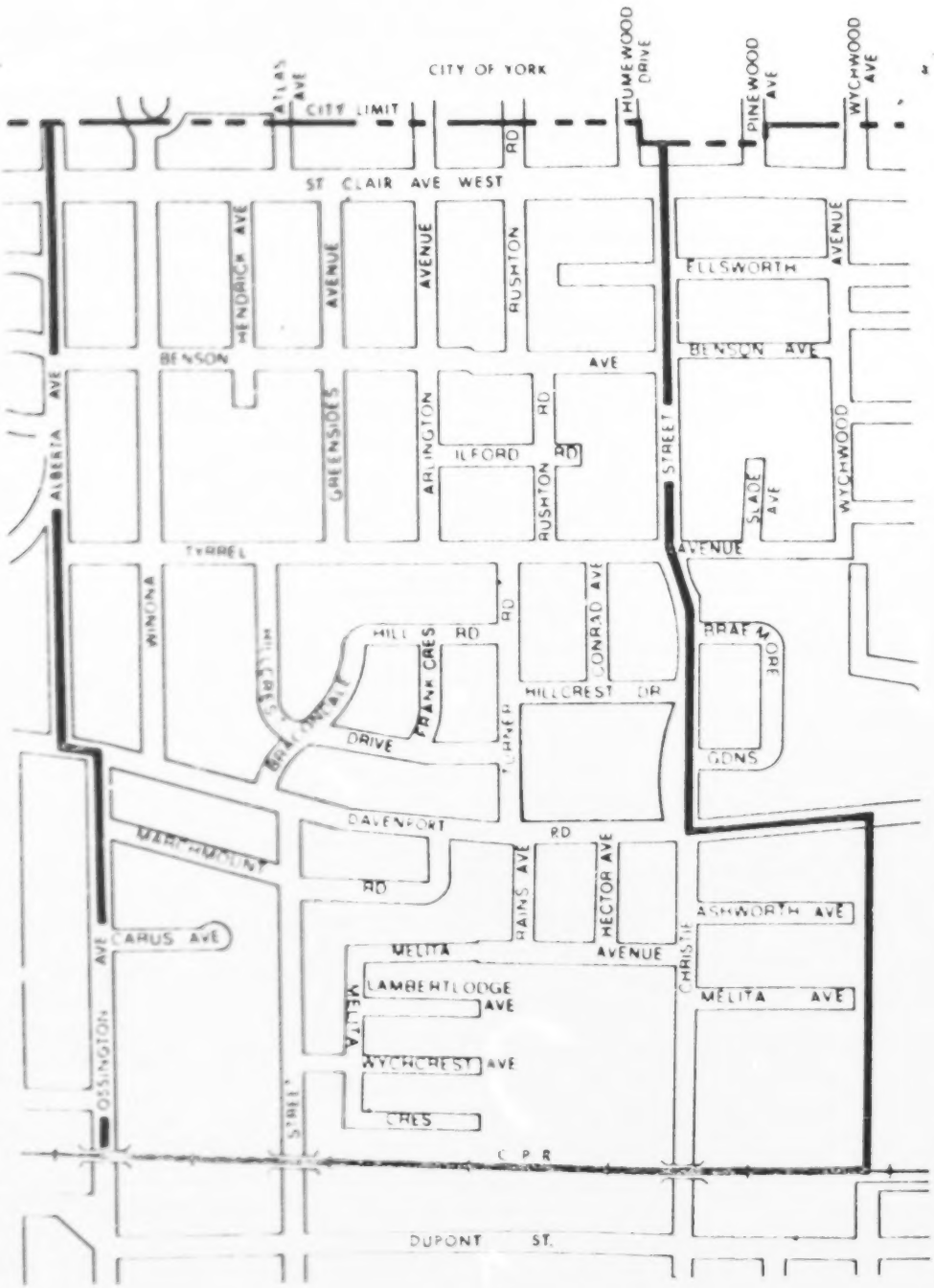
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT

ONIP PROJECT IMPLEMENTATION TIMETABLE & ESTIMATE OF CASH FLOW ($000)

YEAR/QUARTER / PROJECT	1983 1	1983 2	1983 3	1983 4	1984 1	1984 2	1984 3	1984 4	1985 1	1985 2	1985 3	1985 4	1986 1	1986 2	1986 3	1986 4	1987 1	PROJECT COST
Social and Recreational Facilities								120,000			200,000			128,000				448,000
Municipal Improvements								40,000						72,000				112,000
Administration						40,000												40,000
TOTAL CASH FLOW						40,000		160,000			200,000			200,000				600,000

TOTAL PROGR COST

1. Jan 1 - Mar 31
2. Apr 1 - Jun 30
3. July 1 - Se 30
4. Oct 1 - De 31



IMPROVEMENT AREA BOUNDARIES

CHRISTIE-OSSINGTON

2

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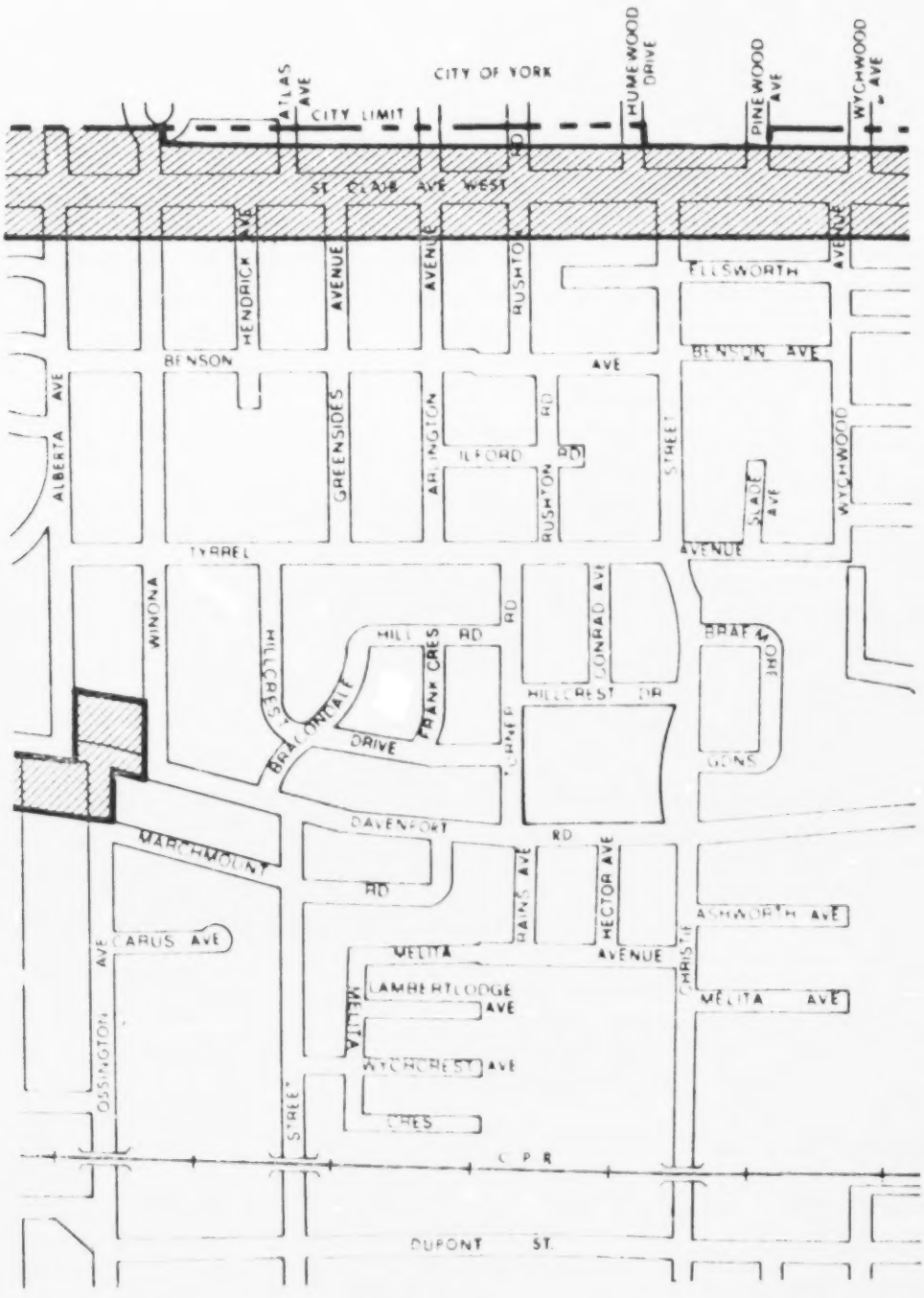
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G. McLAUGHLIN, COMMISSIONER

COMMUNITY RENEWAL FEB , 1984



AREAS OF PERMISSIBLE COMMERCIAL USE

EXISTING OFFICIAL PLAN

CHRISTIE-OSSINGTON

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STEPHEN G. McLAUGHLIN, COMMISSIONER

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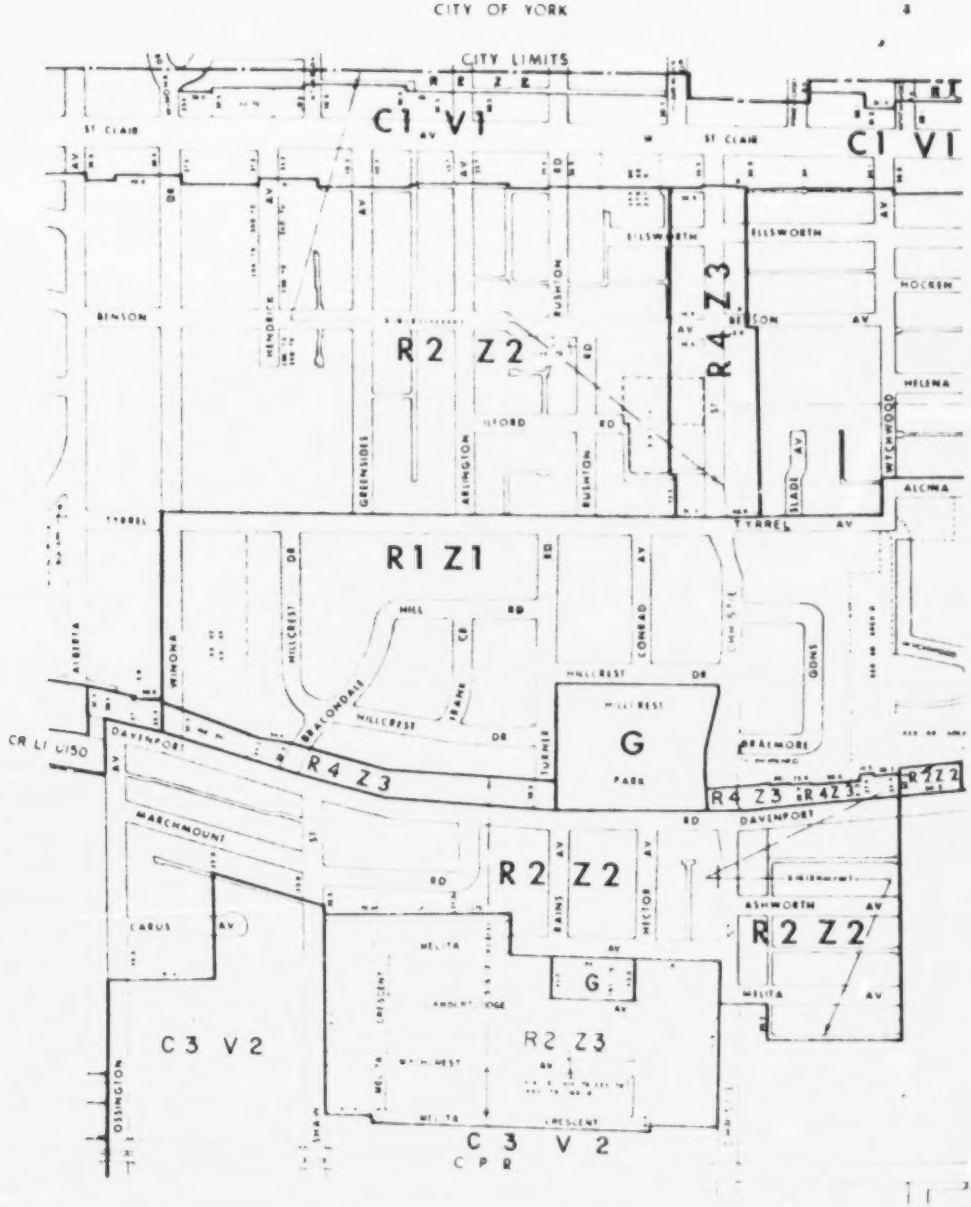

EXISTING ZONING

CHRISTIE-OSSINGTON

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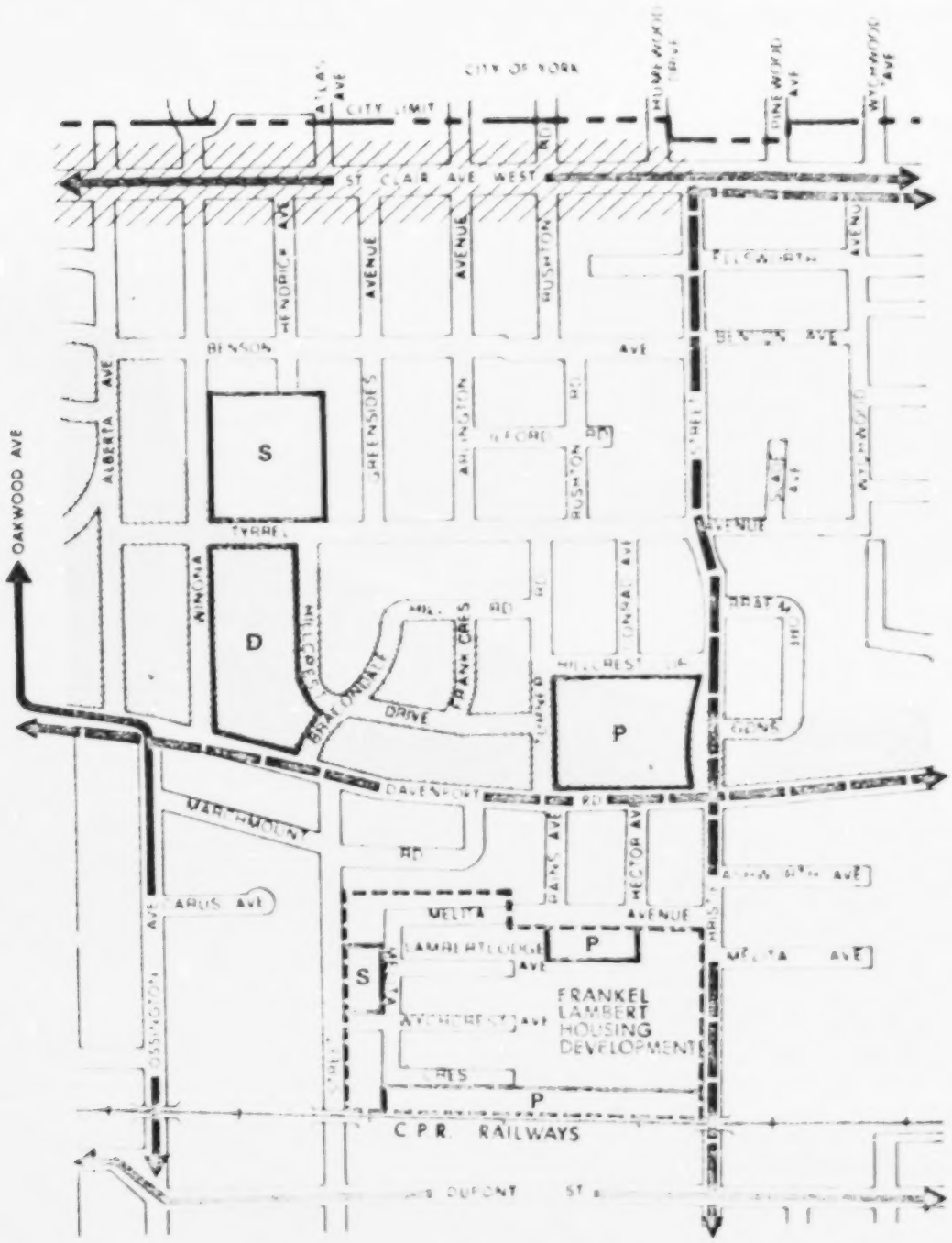

ESCARPMENT

ST CLAIR (HILLCREST) BUSINESS AREA

[S] SCHOOLS

[P] EXISTING PARKS/PARKETTES

[D] POSSIBLE SENIORS DEVELOPMENT ON ESCARPMENT

TRANSIT LINES

PROPOSED BUS ROUTES

MAJOR PHYSICAL AND SOCIAL FEATURES

CHRISTIE-OSSINGTON

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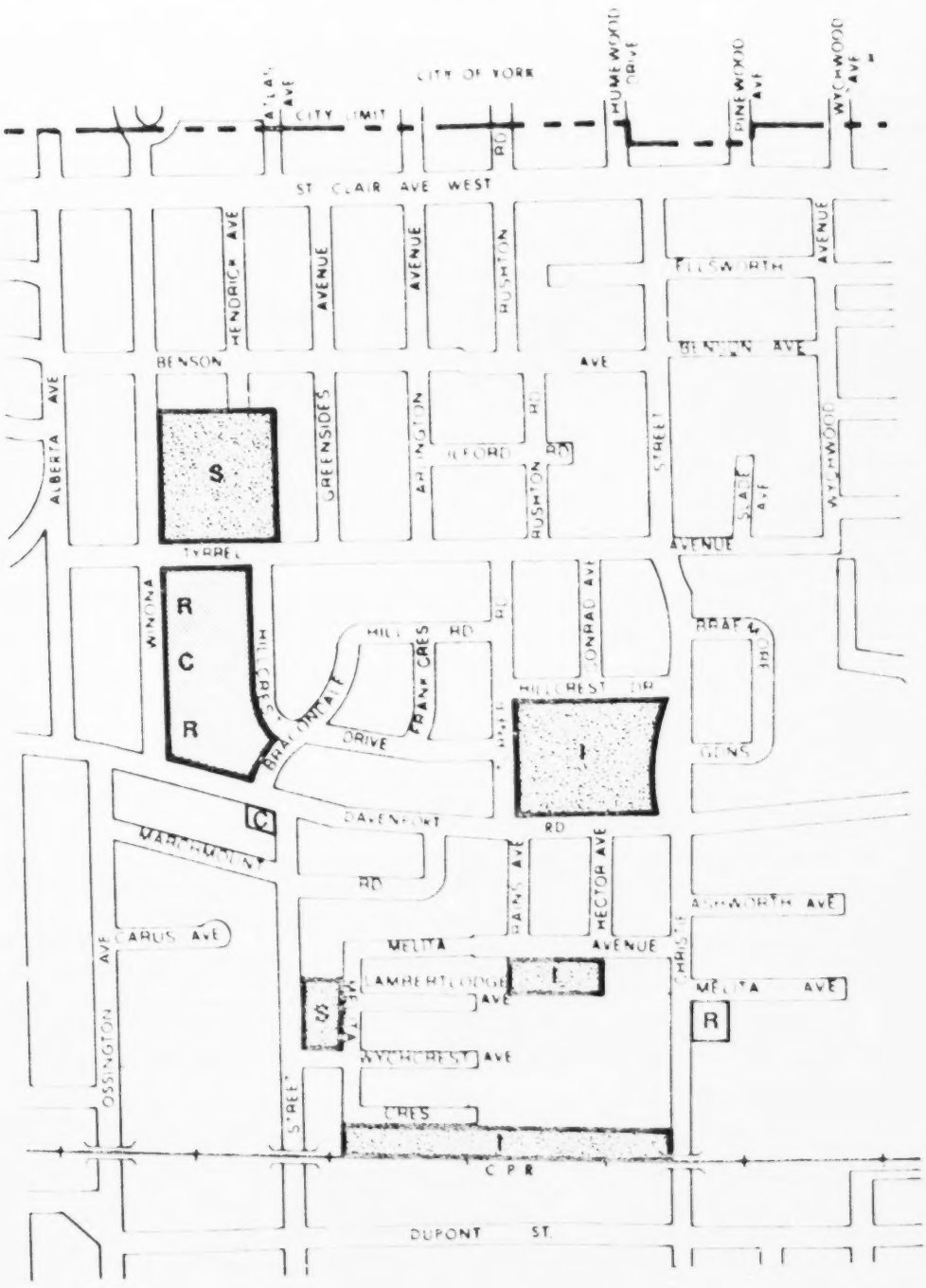
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G. McLAUGHLIN, COMMISSIONER
COMMUNITY RENEWAL

FEB., 1984



S POSSIBLE SCHOOL / PARKS

I IMPROVEMENTS TO EXISTING PARKS / PARKETTES

C POTENTIAL COMMUNITY SPACE - INDOOR

R EXISTING OPEN SPACES TO BE RETAINED / SECURED IF POSSIBLE

FORMER HILLTOP ACRES SITE

POTENTIAL IMPROVEMENT PROPOSALS

CHRISTIE-OSSINGTON

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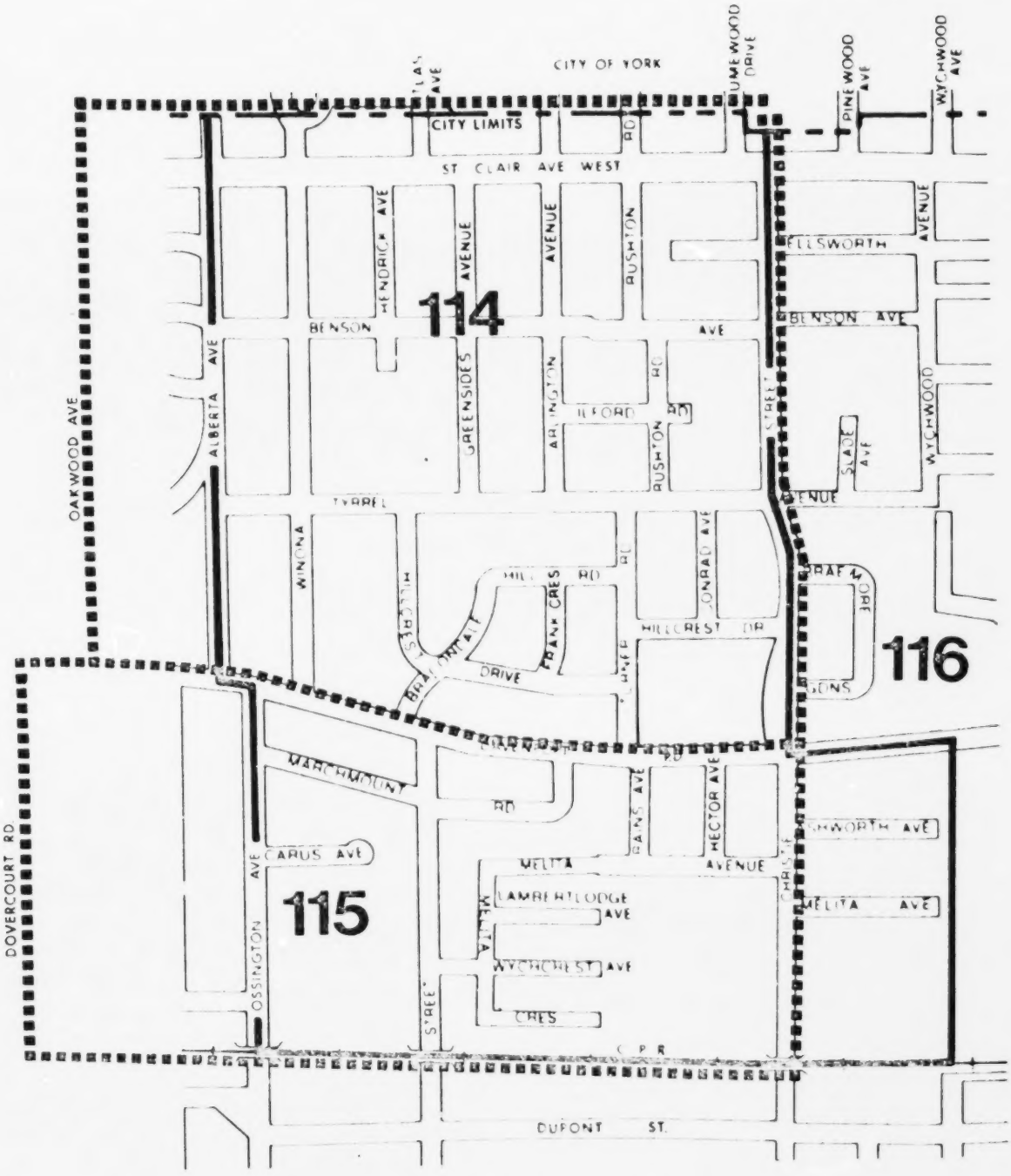
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G. McLAUGHLIN, COMMISSIONER

NEIGHBOURHOOD RENEWAL

FEB , 1984



CHRISTIE - OSSINGTON

CENSUS TRACT BOUNDARIES

IMPROVEMENT AREA BOUNDARIES AS COMPARED TO CENSUS TRACTS 114 + 115

CHRISTIE-OSSINGTON

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CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G McLAUGHLIN, COMMISSIONER

COMMUNITY RENEWAL

FEB , 1984

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